





TBG

**SOUTH POINTE PHASE 9 MASTER PLAN - Preliminary Opinion of Probable Construction Costs**

**Mansfield, Texas**

Prepared by TBG Partners - D22213

12-Sep-23

**TIF Reimbursement Summary**

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Landscape Architect OPCC - Landscape Improvements (includes 5% Contingency + 10% Professional Fees)	\$ 6,467,227.03
Engineer OPCC - Infrastructure Improvements (includes 10% Contingency)	\$ 2,484,976.71
<b>PROJECT GRAND TOTAL</b>	<b>\$ 8,952,203.74</b>

Exclusions:

*Circuitry for lighting*

*Parking Lot*

*Additional Wells or Well Water Treatment*

*Utilities & Mass Grading*

*Amenity Building FF&E*

*City Permit and Inspection Fees*

*General Conditions*

*General Contractor Overhead and Profit*

*Payment and Performance Bond*

*Insurance*

*One Year Landscape Maintenance*

*Geotechnical and Materials Testing*

*Retaining Walls / Pad Walls*

*TDLR Fees*

*Impact Fees*



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TIRZ		Qty.	Unit Cost	Subtotal	Remarks	Reimbursable (Y/N)
<b>CENTRAL PARK</b>						
	Shade Structures	ls	1 \$ 250,000.00	\$ 250,000.00	800 sf metal & steel shade structures	
	Amphitheater	ls	1 \$ 1,000,000.00	\$ 1,000,000.00	Pavilion, stage, and seating	
	Audio Visual	allow	1 \$ 150,000.00	\$ 150,000.00	Sound equipment for amphitheater, Wi-Fi?	
	Art	allow	1 \$ 75,000.00	\$ 75,000.00	TBD	
	Playground	allow	1 \$ 500,000.00	\$ 500,000.00	Agcs 2-5, 5-12	
	Site Fine Grading	ls	1 \$ 50,000.00	\$ 50,000.00		
	Site Drainage	ls	1 \$ 50,000.00	\$ 50,000.00		
	Benches	ea	20 \$ 2,500.00	\$ 50,000.00	Landscape Forms or equal	
	Trash Cans	ea	6 \$ 1,750.00	\$ 10,500.00	Landscape Forms or equal	
	Drinking Fountains	ea	3 \$ 7,500.00	\$ 22,500.00	Human and dog accessible	
	Street Lighting	ls	1 \$ 100,000.00	\$ 100,000.00	Pedestrian-scaled, ornamental street lights, 1 pole per 50ft	
	Food Truck Electric Hookups	ea	6 \$ 5,000.00	\$ 30,000.00	To coordinate with Civil	
	Retaining Walls	lf	300 \$ 125.00	\$ 37,500.00	18"-36" stone clad walls as needed	
	8' Walks	sf	11,144 \$ 7.00	\$ 78,008.00	Concrete w/ medium broom finish	
	Plazas	sf	9,000 \$ 15.00	\$ 135,000.00	Accent concrete pavers	
	Accent Paving	sf	1,572 \$ 22.00	\$ 36,775.20	Integral colored concrete in seating locations	
	Street Pavers	ef	360 \$ 17.00	\$ 6,120.00	Interaction next to amphitheater- 10ft wide - crosswalks	
	Shrubs	sf	6,067 \$ 9.00	\$ 54,606.15	5% of turf, includes bed prep and mulch	
	Street Trees	ea	47 \$ 1,200.00	\$ 56,400.00	30' on center spacing, 4" cal.	
	Shade Trees	ea	45 \$ 1,200.00	\$ 54,000.00	Location to be designed, 4" cal.	
	Ornamental Trees	ea	25 \$ 600.00	\$ 15,000.00	Location to be designed	
	Turf & Sod	sf	121,347 \$ 0.75	\$ 91,010.25	Bermuda grass sod	
	Water Meter - Domestic	allow	1 \$ 7,650.00	\$ 7,650.00	City of Mansfield water meter impact fees - 1"	
	Contingency - 10%	allow	1 \$ 7,650.00	\$ 7,650.00	City of Mansfield water meter impact fees - 1"	
	Irrigation	sf	121,347 \$ 1.25	\$ 151,683.75	Includes spray, drip & bubblers	
			<b>SUBTOTAL</b>	<b>\$ 3,019,403.35</b>		<b>\$ 3,019,403.35</b>
<b>RETAIL STREETSCAPE</b>						
	Benches	ea	8 \$ 2,500.00	\$ 20,000.00	Landscape Forms or equal	
	Trash Cans	ea	6 \$ 1,750.00	\$ 10,500.00	Landscape Forms or equal	
	Street Lighting	ls	1 \$ 100,000.00	\$ 100,000.00	Pedestrian-scaled, ornamental street lights, 1 pole per 50ft	
	12' Walks	sf	12,132 \$ 7.00	\$ 84,924.00	Back of curb to front of building	
	Accent Paving	lf	5,400 \$ 22.00	\$ 118,800.00	15% of total walks	
	Street Trees	ea	34 \$ 1,200.00	\$ 40,800.00	30' on center spacing, 4" cal.	
	Tree Grates	ea	34 \$ 7,000.00	\$ 238,000.00	6x6 iron tree grate	
	Ornamental Trees	ea	20 \$ 600.00	\$ 12,000.00	1 per 1500sf of entire space	
	Shrubs & Groundcover	sf	606.6 \$ 9.75	\$ 5,914.35	5% of total walks	
	Irrigation	sf	606.6 \$ 1.25	\$ 758.25	Includes spray, drip & bubblers	
			<b>SUBTOTAL</b>	<b>\$ 631,696.60</b>		<b>\$ 631,696.60</b>
<b>ATTACHED GREEN #1</b>						
	Entry Signage	ea	\$ 35,000.00	\$ -	Similar to other community entries	
	Benches	ea	4 \$ 2,500.00	\$ 10,000.00	Landscape Forms or equal	
	Lighting	ls	1 \$ 100,000.00	\$ 100,000.00	Pedestrian-scaled, ornamental street lights, 1 pole per 60ft	
	5' Walks	sf	1,749 \$ 6.25	\$ 10,933.38	Concrete w/ medium broom finish	
	Accent Paving	sf	797 \$ 22.00	\$ 17,539.50	15% of all walks	
	Street Trees	ea	35 \$ 1,200.00	\$ 42,000.00	30' on center spacing	
	Shade Trees	ea	10 \$ 1,200.00	\$ 12,000.00	Random spacing / accent	
	Ornamental Trees	ea	10 \$ 600.00	\$ 6,000.00	Random spacing / accent	
	Shrubs	sf	5,500 \$ 9.00	\$ 49,500.00	5% of turf	
	Turf & Sod	sf	110,000 \$ 0.75	\$ 82,500.00	Bermuda grass sod	
	Water Meter - Irrigation	allow	1 \$ 7,650.00	\$ 7,650.00	City of Mansfield water meter impact fees - 1"	
	Irrigation	sf	110,000 \$ 1.25	\$ 137,500.00	Includes spray, drip & bubblers	
			<b>SUBTOTAL</b>	<b>\$ 475,622.88</b>		<b>\$ 475,622.88</b>



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**ATTACHED GREEN #2**

Entry Signage	ea	1	\$ 35,000.00	\$ 35,000.00	Similar to other community entries
Benches	ea	4	\$ 2,500.00	\$ 10,000.00	Landscape Forms or equal
Lighting	ls	1	\$ 50,000.00	\$ 50,000.00	Pedestrian-scaled, ornamental street lights, 1 pole per 60ft
5' Walks	sf	2,590	\$ 6.25	\$ 16,187.50	Concrete w/ medium broom finish
Accent Paving	sf	389	\$ 22.00	\$ 8,547.00	15% of total walks
Street Trees	ea	18	\$ 1,200.00	\$ 21,600.00	30' on center spacing
Shade Trees	ea	18	\$ 1,200.00	\$ 21,600.00	Random spacing / accent
Ornamental Trees	ea	10	\$ 600.00	\$ 6,000.00	Random spacing / accent
Shrubs	sf	2,694	\$ 9.00	\$ 24,243.75	5% of turf
Turf & Sod	sf	53,875	\$ 0.75	\$ 40,406.25	Check with Mansfield price- purchase 1-2in
Water Meter - Irrigation	allow	1	\$ 7,650.00	\$ 7,650.00	City of Mansfield water meter impact fees - 1"
Irrigation	sf	53,875	\$ 1.25	\$ 67,343.75	Includes spray, drip & bubblers
<b>SUBTOTAL</b>				<b>\$ 308,578.25</b>	<b>\$ 308,578.25</b>

**RETENTION POND**

Dock	ls	1	\$ 125,000.00	\$ 125,000.00	
Site Grading	ls	1	\$ 50,000.00	\$ 50,000.00	Grading for areas around pond
Benches	ea	5	\$ 2,500.00	\$ 12,500.00	Landscape Forms or equal
Trash Cans	ea	3	\$ 1,750.00	\$ 5,250.00	Landscape Forms or equal
Drinking Fountains	ea	1	\$ 7,500.00	\$ 7,500.00	Human and dog accessible
Street Lighting	ls	1	\$ 50,000.00	\$ 50,000.00	Pedestrian-scaled, ornamental street lights, 1 pole per 60ft
Park Lighting	ea	6	\$ 7,000.00	\$ 42,000.00	Pedestrian poles spaced 125' along walks
8' Walks	sf	8,896	\$ 7.00	\$ 62,272.00	Concrete w/ medium broom finish
Accent Pavement	sf	1,334	\$ 22.00	\$ 29,356.80	Entrance 50ft- 15% of walk
Street Trees	ea	21	\$ 1,200.00	\$ 25,200.00	30' on center spacing
Shade Trees	ea	20	\$ 1,200.00	\$ 24,000.00	Random spacing / accent
Ornamental Trees	ea	15	\$ 500.00	\$ 7,500.00	Random spacing / accent
Littoral Planting	sf	1,309	\$ 8.00	\$ 10,470.00	3' wide, 25% of lake perimeter
Turf & Sod	sf	67,800	\$ 0.75	\$ 50,850.00	Bermuda grass sod
Water Meter - Domestic	allow	1	\$ 7,650.00	\$ 7,650.00	City of Mansfield water meter impact fees - 1"
Water Meter - Irrigation	allow	1	\$ 7,650.00	\$ 7,650.00	City of Mansfield water meter impact fees - 1"
Irrigation	sf	67,800	\$ 1.25	\$ 84,750.00	Includes spray, drip & bubblers
<b>SUBTOTAL</b>				<b>\$ 601,948.80</b>	<b>\$ 601,948.80</b>

**MATLOCK ROAD**

Street Lighting	ls	1	\$ 100,000.00	\$ 100,000.00	Pedestrian-scaled, ornamental street lights, 1 pole per 50ft
Accent Paving	sf	1,449	\$ 22.00	\$ 31,875.20	15% of total walks
Street Trees	ea	65	\$ 1,200.00	\$ 78,000.00	30' on center spacing
Shrubs	sf	1,063	\$ 9.00	\$ 9,562.56	5% of turf
Turf & Sod	sf	21,250	\$ 0.75	\$ 15,937.60	Bermuda grass sod
Irrigation	sf	21,250	\$ 1.25	\$ 26,562.66	Includes spray, drip & bubblers
<b>SUBTOTAL</b>				<b>\$ 261,938.01</b>	<b>\$ 261,938.01</b>

**RALPH MAN STREET**

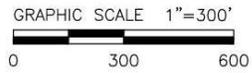
Stone Screen Wall	lf	632	\$ 150.00	\$ 94,822.50	Wall with columns at regular intervals
Street Lighting	ls	1	\$ 100,000.00	\$ 100,000.00	Pedestrian-scaled, ornamental street lights, 1 pole per 50ft
Accent Paving	sf	1,312	\$ 22.00	\$ 28,864.11	15% of total walks
Street Trees	ea	59	\$ 1,200.00	\$ 70,800.00	30' on center spacing
Shrubs	sf	612	\$ 9.00	\$ 5,510.42	5% of turf
Turf & Sod	sf	12,245	\$ 0.75	\$ 9,184.04	Bermuda grass sod
Irrigation	sf	12,245	\$ 1.25	\$ 15,306.73	Includes spray, drip & bubblers
<b>SUBTOTAL</b>				<b>\$ 324,487.79</b>	<b>\$ 324,487.79</b>

<b>TIRZ SUBTOTAL</b>	<b>\$ 5,623,675.68</b>	<b>\$ 5,623,675.68</b>
Contingency - 5%	\$ 281,183.78	
Professional Fees - 10%	\$ 562,367.57	
<b>TIRZ GRAND TOTAL</b>	<b>\$ 6,467,227.03</b>	



- LEGEND
- EXISTING STREETS
  - STREETS TO BE CONSTRUCTED IN PHASE 7
  - PROPOSED STREETS FOR PHASE 9

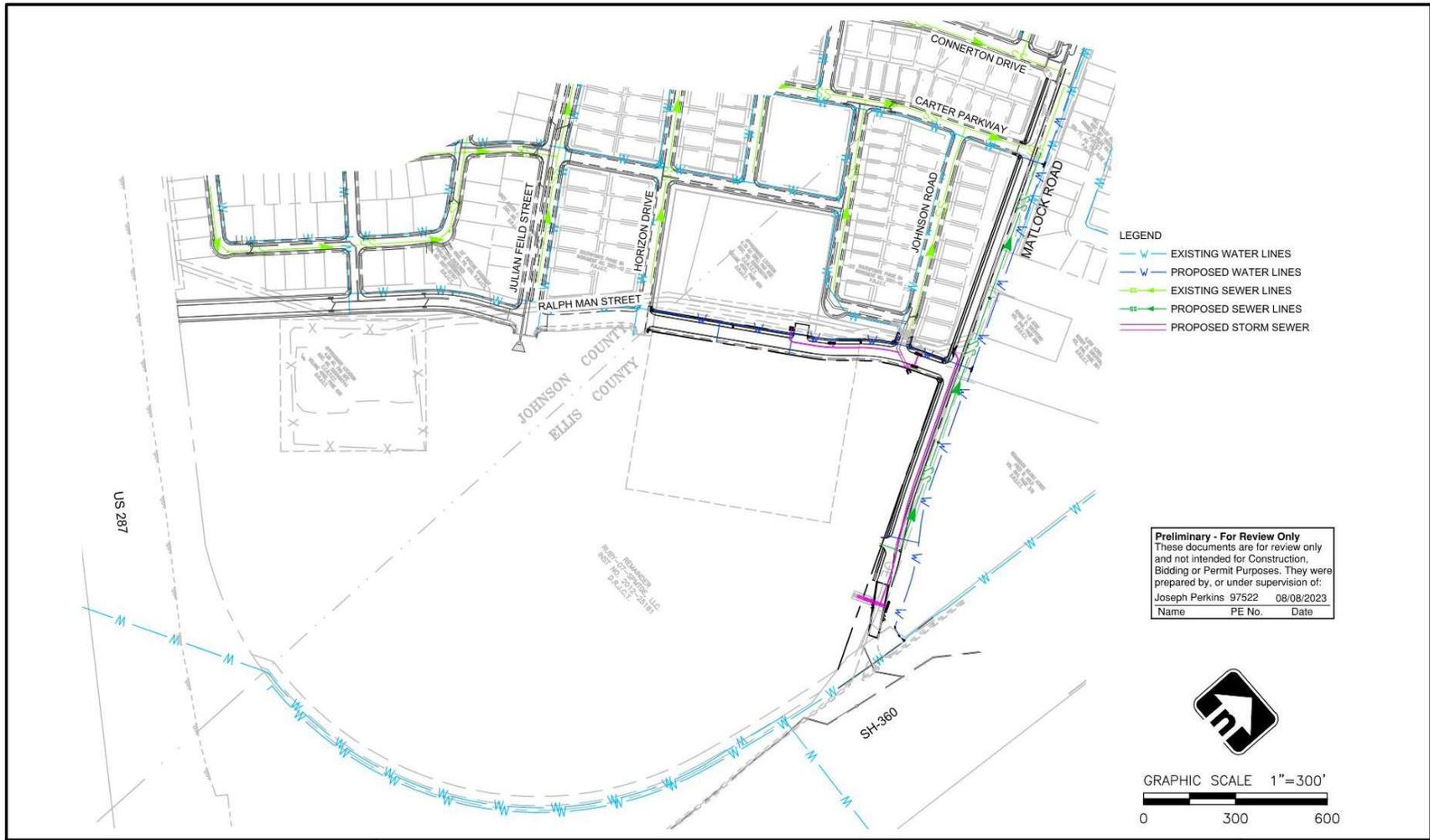
**Preliminary - For Review Only**  
 These documents are for review only and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:  
 Joseph Perkins 97522 08/08/2023  
 Name PE No. Date



**GRAHAM ASSOCIATES, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 600 SIX FLAGS DRIVE, SUITE 500  
 ARLINGTON, TEXAS 76011 (817) 640-8535  
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

SOUTHPOINTE  
 PHASE 9  
 PAVING EXHIBIT

DRAWN BY:	JKP
DATE:	8/4/2023
PROJECT NO.:	2529-1071
SHEET	1 OF 1



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 600 SIX FLAGS DRIVE, SUITE 500  
 ARLINGTON, TEXAS 76011 (817) 640-8535  
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SOUTHPOINTE  
 PHASE 9  
 UTILITY EXHIBIT

DRAWN BY: JKP
DATE: 8/4/2023
PROJECT NO.: 2529-1071
SHEET 1 OF 1

**Engineer's Opinion of Probable Construction Cost  
Infrastructure Improvements to serve Southpoint Phase 9  
SUMMARY  
August 8, 2023**

<b>Matlock Road from Connerton Drive to existing stub-out from SH 360</b>	
Paving	\$1,112,296.40
Water	\$231,376.00
Wastewater	\$142,450.00
SubTotal	\$1,486,122.40
<b>Ralph Man Street from Horizon Drive to Matlock Road</b>	
Paving	\$618,669.33
Water	\$154,278.00
SubTotal	\$772,947.33
SubTotal Improvements	\$2,259,069.73
10% Contingency	\$225,906.97
<b>TOTAL INFRASTRUCTURE IMPROVEMENTS</b>	<b>\$2,484,976.71</b>

*Exclusions: Lighting, Landscape, Irrigation, Retaining Walls, Inspection Fees, Structural, Geotechnical.*

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**Engineer's Opinion of Probable Costruction Cost**  
**Matlock Road (Connerton Drive to SH 360)**  
**August 8, 2023**

Matlock Road					
Paving		1950 LF 25' B-B (Conc Section)			
Item	Description	Total	Unit	Unit Cost	Total Cost
1	Mobilization	1	LS	\$70,000.00	\$70,000.00
2	Clearing and Grubbing	4.5	AC	\$2,500.00	\$11,250.00
3	ROW Prep	19.5	STA	\$1,600.00	\$31,200.00
4	Erosion Control	1	LS	\$30,000.00	\$30,000.00
5	Excavation	500	CY	\$9.00	\$4,500.00
6	Embankment	500	CY	\$3.00	\$1,500.00
7	9" Conc Paving	5,367	SY	\$75.00	\$402,525.00
8	Lime Stab. Subgrade	5,752	SY	\$5.00	\$28,760.00
9	Lime for Subgrade (54 LB/SY)	103.5	TON	\$350.00	\$36,225.00
10	4" Conc Sidewalk	1,039	SY	\$60.00	\$62,340.00
11	Barrier Free Ramps	6	EA	\$2,500.00	\$15,000.00
12	15' Recessed Curb Inlet	1	EA	\$15,000.00	\$15,000.00
13	10' Recessed Curb Inlet	1	EA	\$12,000.00	\$12,000.00
14	18" RCP	28	LF	\$90.00	\$2,520.00
15	24" RCP	863	LF	\$105.00	\$90,615.00
16	3' X 3' RCB	312	LF	\$350.00	\$109,200.00
17	Bevel RCB	3	EA	\$3,600.00	\$10,800.00
18	6" Reinf Conc Apron	173	SY	\$71.00	\$12,283.00
19	Type PW Headwall	1	EA	\$40,000.00	\$40,000.00
20	Trench Safety	891	LF	\$1.00	\$891.00
21	Pavement Markings and Signing	1	LS	\$8,000.00	\$8,000.00
22	Traffic control	1	LS	\$15,000.00	\$15,000.00
Paving Subtotal					\$1,009,609.00
Temporary Connection to SH 360		(TXDOT Permit Required)			
1	2" HMAC TY "D"	75.2	TON	\$412.00	\$30,982.40
2	4" HMAC TY "B"	150.4	TON	\$350.00	\$52,640.00
3	30" Conc Curb and Gutter	350	LF	\$12.00	\$4,200.00
4	12" Lime Stab. Subgrade	790	SY	\$7.50	\$5,925.00
5	Lime for Subgrade (50 LB/SY)	19.8	TON	\$300.00	\$5,940.00
6	Pavement Markings and Signing	1	LS	\$3,000.00	\$3,000.00
TXDOT Subtotal					\$102,687.40

**Engineer's Opinion of Probable Costruction Cost  
Matlock Road (Connerton Drive to SH 360)  
August 8, 2023**

Water		Complete Connection to 360			
Item	Description	Total	Unit	Unit cost	Total Cost
1	12" PVC Water	1,904	LF	\$75.00	\$142,800.00
2	8" PVC Water	192	LF	\$65.00	\$12,480.00
3	6" Gate Valve	3	EA	\$2,100.00	\$6,300.00
4	8" Gate Valve	2	EA	\$2,800.00	\$5,600.00
5	12" Gate Valve	3	EA	\$3,500.00	\$10,500.00
6	12" Tapping Sleeve & Valve	1	EA	\$10,000.00	\$10,000.00
7	Connect to Existing Line	2	EA	\$4,000.00	\$8,000.00
8	DI Fittings	1.2	TON	\$15,000.00	\$18,000.00
9	Fire Hydrant	3	EA	\$5,200.00	\$15,600.00
10	Trench Safety	2,096	LF	\$1.00	\$2,096.00
Water Subtotal					\$231,376.00
Wastewater		Connection for Development			
Item	Description	Total	Unit	Unit cost	Total Cost
1	10" SDR-26 PVC	1,450	LF	\$80.00	\$116,000.00
2	4' Dia MH	3	EA	\$8,000.00	\$24,000.00
3	10" Plug	1	EA	\$1,000.00	\$1,000.00
4	Trench Safety	1,450	LF	\$1.00	\$1,450.00
Wastewater subtotal					\$142,450.00
<b>Subtotal</b>					<b>\$1,486,122.40</b>
<b>10% Contingency</b>					<b>\$148,612.24</b>
<b>MATLOCK ROAD TOTAL</b>					<b>\$1,634,734.64</b>

*Exclusions: Lighting, Landscape, Irrigation, Retaining Walls, Inspection Fees, Structural, Geotechnical.*

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**Engineer's Opinion of Probable Construction Cost**  
**Ralph Man Street - Southpoint Phase 9**  
**August 8, 2023**

From Horizon Drive to Matlock Road

950 LF 39' B-B Collector

Paving					
Item	Description	Total	Unit	Unit Cost	Total Cost
1	Mobilization	1	LS	\$35,000.00	\$35,000.00
2	Clearing and Grubbing	1	AC	\$2,500.00	\$2,500.00
3	ROW Prep	9.5	STA	\$1,200.00	\$11,400.00
4	Erosion Control	1	LS	\$10,000.00	\$10,000.00
5	Excavation	1,000	CY	\$9.00	\$9,000.00
6	Embankment	1,000	CY	\$3.00	\$3,000.00
7	6" Conc Driveway	263	SY	\$61.00	\$16,043.00
8	7" Conc Paving	4,442	SY	\$62.00	\$275,383.33
9	Lime Stab. Subgrade	4,666	SY	\$5.00	\$23,330.00
10	Lime for Subgrade (36 LB/SY)	84	TON	\$200.00	\$16,800.00
11	4" Conc Sidewalk (5' Wide)	503	SY	\$60.00	\$30,180.00
12	Barrier Free Ramps	4	EA	\$2,500.00	\$10,000.00
13	20' Curb Inlet	3	EA	\$18,000.00	\$54,000.00
14	24" RCP	255	LF	\$105.00	\$26,775.00
15	30" RCP	213	LF	\$130.00	\$27,690.00
16	Extend 8' X 3' RCB	65	LF	\$900.00	\$58,500.00
17	Bevel RCB	1	EA	\$3,600.00	\$3,600.00
18	Trench Safety	468	LF	\$1.00	\$468.00
19	Pavement Markings and Signing	1	LS	\$5,000.00	\$5,000.00
Paving Subtotal					\$618,669.33
Water					
Item	Description	Total	Unit	Unit Cost	Total Cost
1	8" DR 18 PVC Water	1,233	LF	\$65.00	\$80,145.00
2	6" Gate Valve	3	EA	\$2,100.00	\$6,300.00
3	8" Gate Valve	10	EA	\$2,800.00	\$28,000.00
4	Connect to Existing Line	2	EA	\$4,000.00	\$8,000.00
5	DI Fittings	1	TN	\$15,000.00	\$15,000.00
6	Fire Hydrant	3	EA	\$5,200.00	\$15,600.00
7	Trench Safety	1,233	LF	\$1.00	\$1,233.00
Water Subtotal					\$154,278.00
<b>Subtotal</b>					<b>\$772,947.33</b>
<b>10% Contingency</b>					<b>\$77,294.73</b>
<b>RALPH MAN STREET TOTAL</b>					<b>\$850,242.07</b>

*Exclusions: Lighting, Landscape, Irrigation, Retaining Walls, Inspection Fees, Structural, Geotechnical.*

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